The Pines Home Owner’s Association

Annual Meeting Minutes

October 29, 2022

Meeting was called to order at 1:49 pm by President Mary Lou Froberg.

Officers present: Mary Lou Froberg, Terry Gale, Gordon Savage, Pam Malone, Tyler Borah, Rae Ann DeCuio, Bill Brunker. Absent: Brooke Momblow, Larry Means

2021 Minutes and Financial reports were made available.

There is a safety deposit box at the bank the HOA is being charged for but does not have a key. Mary Lou Froberg made a motion to allocate $200 to pay the bank to drill and open the safe deposit box. After contents are removed, box will be closed. Terry Gale seconded the motion. Motion passed unanimously.

Tyler Borah volunteered to take charge of the annual spring roll-off for the resident’s yard debris.

There appears to be some residents and real estate agents who think there is ambiquous wording in the covenants regarding filing 1 and filing 2. Diane Holbrook clarified the intent of the covenants. Properties in filing 1 are required to be in The Pines HOA, pay dues, and abide by the HOA covenants. Properties in filing 2 are not required to be in the HOA, but may voluntarily elect to join and pay dues. However, properties in filing 2 are required to abide by the HOA covenants whether they are a member of the HOA or not. Terry Gale made a motion to have signs made and installed at the 5 entrances to the subdivision that state “Covenant Controlled”. Pam Malone seconded. Motion passed unanimously.

There was much discussion about the dead and diseased pine trees.

* Handouts from the CSU Extension service were made available
* If covenants are revised, include an item that diseased trees need to be removed within a certain period of time to prevent the spread of disease
* If you call churches, they sometime will come and remove the trees
* The Tree Guy and Back Woods are companies recommended for tree removal. They are insured and bonded.
* Permithrin (available on Amazon) apparently will deter the beetles if applied at the base of the tree (or wrap the base with burlap and spray the burlap) every spring and fall.
* A new disease is hitting the trees called Pine Wilt that causes rapid death of trees. Affected trees should not be saved for firewood. Rather they should be chipped.
* Fire mitigation recommendations were given
* There is downed wood on the vacant lot owned by the HOA. Permission was given to have the wood removed.

There was discussion about whether the HOA should be dissolved. It would take a 2/3 vote of all residents of filing 1 and filing 2.

Election of officers for 2 year terms: Rae Ann DeCuio, Brooke Momblow, Marshall Leiker, Ken Nelson, and Karen Pfeifer.

Motion to adjourn made by Rae Ann DeCuio. Seconded by Marshall Leiker. Meeting adjourned at 3:09 pm.